

PB# 74-29

Michael & Victor Zannetti

Zanetti, Victor & Michael 74-29

~~Unauthorized~~
Disapproved by J.B.A.
S.H.



Oxford

STOCK No. 1153 $\frac{1}{3}$

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MADE IN U.S.A.

Date

8-14-74

8/14/74

Application No.

74-29

TOWN OF NEW WINDSOR PLANNING BOARD

555 Union Avenue; Tel: 565-8808

APPLICATION FOR SITE APPROVAL

Name MICHAEL & VICTOR ZANNETTI

Address 10 GLEN CT., CONGERS, N.Y.

1. Owner of the property LAWRENCE BILELLO, SA & FRED THOMPSON
2. Location of the property WALSH AVE. (FORMER LITTLE FALLS PAPER MILL SITE)
3. zone area G.I.
4. Nature of business AUTO DISMANTLING & PART SALES
5. Lot size: Front 475 ~~390~~ FT. Rear 390 FT. Depth 720[±] FT.
6. Building setbacks: Front yard 100 FT Rear yard 240 FT.
Side yard 142 FT.
7. Dimensions of new building 35' x 75'

Addition

If addition, state front, side, rear of existing structure:

Compliance with requirements shall be the sole responsibility of the applicant or his representative and it is suggested a copy of the Zoning Ordinance be obtained, with particular attention to Article X to avoid rejection of the plans.

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expense for advertising of Public Hearing or meetings will be paid. Also, any legal or engineering fees for review of this project. Fees are due and payable upon submission of preliminary plans. All checks are to be made payable to the Town of New Windsor. Seven (7) copies of the plans are required.

Signature of applicant

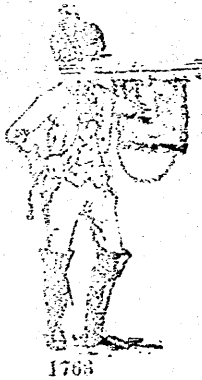
Ronald Thompson for
Michael Victor Zannetti

Presubmission

Final Approval

Adopted 10/5/70

disapproved by 3 SA SAH.



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

September 16, 1974

Town Board
Town Hall
555 Union Avenue
New Windsor, New York 12550

Subject: Zannetti Junkyard

Gentlemen:

Inasmuch as the New Windsor Planning Board has submitted the required correspondence with reference to the proposed Zannetti Junkyard, the members of said board voted to refrain from making recommendations with respect to said subject.

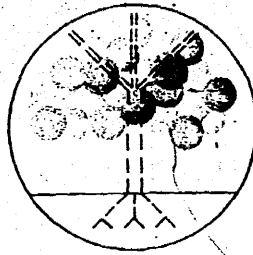
Respectfully,

JOSEPH LOSCALZO
Chairman

JL:sh

Department of Planning

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner



The County Building
Goshen, New York 10924
(914) 294-5151

County of Orange

Louis V. Mills, County Executive

April 25, 1973

Mr. Fred Wygant, Chairman
c/o Mrs. Patricia Delio, Secretary
Zoning Board of Appeals
Town of New Windsor
7 Franklin Avenue
New Windsor, New York 12550

RE: Use Variance - West End Auto Sales
Walsh Road
Our File No. 73-128-M

Dear Mr. Wygant:

We are in receipt of the above application pending before your Board. In accordance with the applicable provisions of Sections 239 l and m of the General Municipal Law, we have made our review and find no objection to using the property for automobile junkyard purposes and re-building and selling used automobiles from salvaged parts since the intended uses would not be incompatible with most other uses of land in the area. Inasmuch as the site is obscured from view by the railroad overpass and the curve and higher elevation of the road, it would not be noticeable.

Should the variance request be approved by your Board, a detailed site should be submitted for review and include, for the most part, provisions for screening, building location, storage areas, signs, lighting, and access to and from the site (since the trees and brush affect sight distance to the southeast, removal should be considered).

In addition, the plan should include provisions to protect the Quassaick Creek.

Very truly yours,

Peter Garrison
Peter Garrison
Commissioner of Planning

Reviewed by:
Joel Shaw
Senior Planner

JS/bd
cc: H. Hug, J. Tallarico



OFFICE OF THE PLANNING BOARD

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

August 28, 1974

**CERTIFICATE OF PLANNING BOARD, TOWN OF
NEW WINDSOR with respect to application for
License to operate a Junk Business by Michael
and Victor Zanetti.**

**This is to certify that the junk yard plans and
specifications submitted by Michael and Victor
Zanetti for property located on Walsh Road
are in accord and comply with the pertinent
provisions to the Junk Yard Ordinance of the
Town of New Windsor and other related Ordinances
of the Town of New Windsor.**

JOSEPH LOSCALZO
Chairman

JL:sh



SITE PLAN INFORMATION:

| | |
|--|---|
| ZONE | G1 |
| LOT AREA (MIN.) | 10,000 SQ. FT. |
| LOT WIDTH | 150 FT. |
| LOT DEPTH | 150 FT. |
| FRONT YARD (MIN.) | 50 FT. |
| REAR YARD | 15 FT. |
| SIDE YARD | 20 FT. |
| ONE STREET PARKING | 3 SPACES |
| (1 SPACE PER 100 SQ. FT. OF FLOOR AREA PER EMPLOYEE) | |
| FLOOR AREA RATIO | 2 |
| BUILDING HEIGHT (MAX.) | 4.5 FEET TO TOP OF DISTANCE TO NEAREST LOT LINE |
| NEWBURGH SCHOOL DISTRICT | |

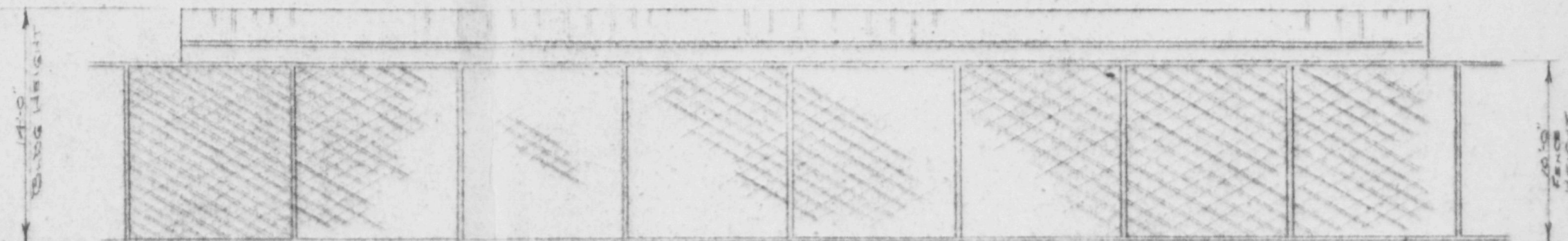
JUNKYARD RESTRICTIONS

JUNKYARD TO BE LOCATED IN G1 ZONE ONLY

NO PART OF ANY JUNKYARD SHALL BE WITHIN 500 FEET OF ANY CHURCH, SCHOOL, HOSPITAL, PUBLIC PARK, PUBLIC BUILDING OR PLACE OF PUBLIC ASSEMBLY

NO PART OF THE JUNKYARD WILL BE CLOSER THAN 25 FEET FROM ANY THROUGH HIGHWAY TO ROW LINE OR FROM ANY ADJOINING PROPERTY LINE

THE JUNKYARD SHALL BE ENCLOSED BY A WOODEN FENCE 10 FEET IN HEIGHT ABOVE THE LEVEL OF THE HIGHWAY. THE FENCE WILL NOT BE CLOSER THAN 25 FEET FROM ANY THROUGH HIGHWAY OR ROW.



WEST ELEVATION

NOTE:

SITE PLAN INFORMATION TAKEN FROM MAP OF LANDS OF LYTLE FARMERS CO. BY THOS. JAMESON, 1934

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|--|----------|
| DATE | 8/28/74 |
| SITE PLAN, ELEV. | 2096 |
| PROPOSED SITE PLAN | GMS |
| SPECIAL PERMIT USE - JUNKYARD | 8/14/74 |
| YETON, MICHAEL J. ZANNETT | AS SHOWN |
| George J. Shaw Jr., P. E. Consulting Engineers 162 Grand St. Newburgh, N. Y. 12550 | 1 |